

KENNINGTON COMMUNITY COUNCIL PLANNING COMMITTEE MINUTES

Agenda published 24 August 2023



**A meeting of the Planning committee,
was held on Thursday, 31 August 2023 starting at 6.30pm,
at the United Church, Faversham Road.**

- 102/23P** To note those present, to receive and consider for approval, apologies for absence and reasons given.
Present: Cllr Charles Ellis (Chair), Cllr Brian Varney (Vice-Chair) and Cllr John Seaton
Also Present: Cllr Chris Morley, 1 member of the public and the Clerk
Apologies: Cllr Jac Wood, Cllr Shafi Khan, Cllr Chacko Jacob and Cllr Trish Cornish
Not Present: Cllr Ellie Crook
- 103/23P** To declare any Disclosable Pecuniary Interests (DPIs), Other Significant Interests (OSIs) or Voluntary Interests (VIs) relating to items on the agenda.
None declared.
- 104/23P** **Public Open Session**
Agreed: by all present that any public could speak on or at the agenda item being discussed.
- 105/23P** To consider and adopt the Minutes of the Planning Committee Meeting held on 27 July 2023
Resolved: The minutes of the meeting held on as circulated were agreed and adopted as a true record with the addition of Aluph after Boughton.
Action: Agreed Clerk to publish signed minutes on the website.
- 106/23P** **Conningbrook Park Development: to note any update and discuss, agree any next steps/action.**
Action: Agreed the Clerk to ask how many wildlife snakes, newts and or voles were moved. Clerk to update at next suitable meeting.
Action: Agreed the Clerk to ask whether Redrow can attend the Council on 7th November for an update on the development. Clerk to update at next suitable meeting.
- 107/23P** **Aldi Development: to note any update and discuss, agree any further next steps/actions.**
Action: Agreed Clerk to ask Ashford Borough Council/Aldi again if this will be soon scheduled for discussion. Clerk to update at next suitable meeting.
- 108/23P** **Conningbrook Lakes Phase 2 (S19) Development: to note any update and discuss, agree any next steps/actions: to note any update and discuss, agree any next steps/actions.**
Action: Agreed the Clerk to chase re the temporary concrete barriers, if they are permanent or if there is a long-term solution? Clerk to update at next suitable meeting.
Action: Agreed the Clerk to again chase re the moving of the sign from Julie Rose Stadium reference the tourist sign for Conningbrook Lakes. Clerk to update at next suitable meeting.
- 109/23P** **Orchard Farm Development: to note any update and discuss, agree any next steps/actions.**
Noted: response re types of fruit trees to be planted being native to the area and will include apple, pear, quince and plum.
Noted: KCC Highways have advised a signalised crossing cannot be provided as it is too close to private access points. For a zebra crossing the distance is much less at only 5 metres. Highways have requested a Stage 1 Road Safety Audit and Designers Response for the proposed zebra crossing and will be reviewing this in due course once it is received.
Action: Agreed Clerk to ask developer, contact Kent County Council and Ashford Borough Council with the aim that there could be an extension to the revised proposed

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plan to assist with current speeding issues and to further assist with safety of all users of the road. Clerk to update at next suitable meeting.

- 110/23P Trinity Lakes (S20) Development: to note any update and discuss, agree any next steps/actions.**
Noted: A tri-Council teams meeting with Boughton and Aluph and Westwell is to be held at 11am on 08/09/23.
Action: All Councillors that can attend to advise the Clerk. Clerk to advise the Westwell Clerk arranging of Councillors wishing to attend.
- 111/23P East Mountain Lane Development: to note any update and discuss, agree any next steps/actions.**
Noted: By all present no further updates.
Action: Agreed Clerk to add to add to next Planning Committee meeting and leave again as standing item.
- 112/23P Street Naming: to discuss and agree any next steps/actions.**
Action: Agreed Clerk to contact Robin Britcher and Steve Salter re historical name suggestions and historical patent holders or similar. Clerk to update at next suitable meeting.
- 113/23P Planning applications –
 To note notified decisions made by ABC - Noted: Decisions agreed/approved.**

NOT/2023/1288	187 Faversham Rd	T1 Sycamore. Carry out crown reduction, crown to be reduced by a max of 4 mts back to previous growth points. https://ashfordboroughcouncil.my.site.com/pr/a0h8d000002FtA4AAK Decision: Agreed
OTH/2023/0633	Land between railway line and, Willesborough Road, Kennington	Details submitted pursuant to condition 24 (Materials) of planning permission reference 19/00025/AS. https://ashfordboroughcouncil.my.site.com/pr/a0h8d000001fuKEAAY Decision: Approved

To note applications received and agree comments/responses /objections/support/extension to consider further.

22/00991/AS: Land north of 128 Rylands Road - Proposed 2 storey dwelling with private garden and off-street parking. Appeal Start Date: 16/08/23. **Appeal: Noted**

21/00575/AS: The Bamboos, Bockhanger Lane - Outline permission for the erection of 4 no. self-build plots. Amended Plan - Site Location red line amended.

Discussed and agreed to object on the following grounds:

1. This area is not in the Local Plan as suitable for a residential housing development
2. It is a commercial area and not suitable for further residential development
3. Between several industrial sites
4. The proposed road access is not suitable as it is not wide enough for 2 vehicles passing at the same time or refuse vehicles and has no pavements and if allowed should be one way with passing space
5. An arboriculture impact assessment report is required as concern Concerns re trees needing to be removed
6. Dwindling number of green spaces being left and hence changing the area
7. Lack of lighting
8. Concerning re one property being very close to Grosvenor Hall typically used by young people.
9. Although KCC has set out requirements for school place and other contributions, if granted, there will not be space in the proposed new school on Conningbrook Lakes or elsewhere and/or will not be built for some time after these properties would be built and there is no availability in doctors' surgeries and no plans by the NHS or any local surgeries to expand in the foreseeable future.

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2023/1430/AS: Land between railway line and Willesborough Road - The temporary erection of a sales pod and associated parking.

Discussed: Agreed no objection and nothing significant to add as pod already in place and fully erected.

2023/1371/AS: 5, Greenbank -Proposed construction of a front porch and a part single-storey/part two-storey rear extension with Juliet

Discussed: Agreed no objection and nothing significant to add.

PA/2023/1490: 1 East Mountain Cottage, East Mountain Lane- Two-storey side & rear extension

Discussed: Agreed that due to details of planning application on being received today and number of files to read to defer to the Council meeting on 13th September.

114/23P Considerate Contractors Scheme: to receive an oral update from the Clerk on responses from developers and any next steps/actions.

Noted: responses to date from DHA Planning and Orchard Farm.

DHA – It's the contractor housebuilder that would be part of the scheme and all the builders they work with would be within this. Quite often this is a planning requirement.

Orchard Farm – At present we have no information on this but will keep this under review

Action: Agreed Clerk would ask Ashford Borough Council if it is a set part of the requirements for all developments.

115/23P S106: to receive an oral update from the Clerk from Ashford Borough Council on current S106 recorded for Kennington.

Noted: By all present no further updates.

116/23P Items for inclusion on the next agenda.

1) **Health and Wellbeing:** Aim of being active in trying to (a) encourage GP surgeries / Primary Care Network covering Kennington to produce a plan for the capacity to serve a growing population, and (b) that developer contributions are utilised in this area in our area.

Noted: Response - The Health & Wellbeing Partnership is currently not meeting as in the process of reforming as a local Health Alliance Group. It's main purpose will be to promote both community development and promoting wellbeing. Ideas are still developing but will include the Community Council on the listed of interested parties. Responsibility for primary care provision lies with the health service, however, the borough council is in regular contact with the Integrated Care Partnership (ICP) who look after primary care and are active in supporting the development of a local (East Kent) health estate strategy that reflects our growing population. The borough council is also a member of the EK Estate Group which addresses these issues. In due course they will contact us again re the Alliance.

2) **Nature Boxes: Noted** no response as yet from, agreed Clerk to ask Redrow and update at next suitable committee meeting.

3) **Neighbourhood Plan: Agreed** to be added to next suitable meeting.

117/23P Budget 24/25: to consider and discuss if there any budget requirement for 2024-25 and if so to make recommendations to Council.

Action: Agreed. The professional advice budget line would be used for items such as a Neighbourhood plan, so no additional budget required.

118/23P Date of next meeting. (28th September)

Action: Agreed Clerk to look at alternative days to Thursdays and report to committee as soon as possible for meeting to be set as close as possible to the 28th.

119/23P Close of meeting. The meeting closed at 20:10